

STATE ALLOCATION BOARD

ANNOUNCEMENT OF COST REDUCTION GUIDELINES STUDY

The Office of Public School Construction (OPSC) has selected Vanir Construction Management, Inc. as its professional consultant to develop the Guidelines required by Education Code 17070.33.

The intent of the statute is to develop guidelines that will provide “measurable reduction in the cost of school facilities construction.” As a part of Vanir’s responsibility, they will be conducting a series of workshops to discuss specific subjects effecting the cost of new construction. The intent is to solicit input on the best practices from all constituencies involved in school construction.

There will be nine subjects each discussed in a separate workshop. The subjects are:

1. Working with the Professional Consultants: this workshop will address the legislative mandate regarding reducing the cost of professional fees, plus other issues such as selecting, contacting, and other potential cost issues.
2. Working with the Contractor: this workshop will address issues such as selecting, contracting, and other potential cost issues.
3. Working with the Agencies (state and local), Code requirements, the Inspector of Record: this workshop will address potential cost issues such as relationships, timing, managing etc.
4. Site Related Issues (two workshops): these workshops will address the legislative mandate regarding reducing the cost of site preparation, the legislative mandate regarding efficiencies in site design, and other issues such as selection, size and configuration, California Department of Education requirements etc.
5. Methods of Project Delivery: this workshop will address commonly available methods such as traditional “design-bid-build”, multiple trade, design-build, turnkey etc.
6. District Responsibilities and The Decision-Making Process: this workshop will address issues such as lines of authority, committees, timing of decisions, board interface etc.
7. Types of Construction (two Workshops): these workshops will address the legislative mandate regarding alternate material and methods, OPSC’s item regarding urban areas and vertical construction, and life cycle issues (initial cost versus long-term operations), quality standards etc.
8. Joint Use Opportunities: this workshop will address the legislative mandate regarding joint use of core facilities.
9. Use of Prototype Designs: this workshop will address the legislative mandate regarding the use of reusable facilities plans.

The focus of the workshops will be on developing recommendations (guidelines) that will provide measurable reduction in the cost of new construction. The workshops will be limited to approximately 20 invited participants representing various constituencies. They will be full workshops and will be conducted on Tuesdays and Thursdays from mid- September to mid November; some held in Sacramento and others in Ontario. Exact times and locations are being finalized.

If you believe that you have proven ideas or approaches on how to reduce the cost of new construction, and would like to participate in the workshops, please let us know immediately. OPSC and Vanir have already started developing the list of invitees and would like to consider all interested persons. We intend to include participants from School districts, State and Local Agencies, Architects and Engineers, Attorneys, Private Developers, Contractors, Prefab Manufacturers and Inspectors, at all workshops. As a result, participants from any one constituency will be limited to two or three.

If you have ideas that you want to have considered, but cannot participate in the workshops, please respond in writing to allow us to bring your ideas to the workshops for consideration. We know there is a great deal of interest in reducing the cost of school construction, and we want to include as broad participation as possible in the workshops

Please respond to Dave Zian by Fax at (916) 324-0623 or by email at: dzian@dgs.ca.gov no later than September 7, 1999.

Should you have any questions regarding this study, please contact Dave Zian at (916) 322-5263.